

WARRANTY DEED
Statutory Short Form
020529

TRANSFER
TAX
PAID

We, Jerome H. Green and Irene K. Green of Waterville, Kennebec County, State of Maine, for consideration paid, grant to Donald A. Chase and Barbara W. Chase of Waterville, Kennebec County, State of Maine, and whose mailing address is 14 Morrill Avenue, Waterville, Maine, 04901, with Warranty Covenants as joint tenants and not as tenants in common, the land in Waterville, Kennebec County, and State of Maine, bounded and described as follows; to wit:

A CERTAIN LOT or parcel of land with the buildings thereon, situated on the southerly side of Johnson Heights and in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

BEGINNING at an iron pin in the southerly line of Johnson Heights, a distance of one hundred five (105) feet easterly of the easterly line of Rupert Street; thence easterly along the southerly line of Johnson Heights a distance of one hundred thirty-five (135) feet to an iron pin in the ground; thence southerly and at right angles to the last described line a distance of one hundred (100) feet to an iron pin in the ground; thence westerly and at right angles to last described line a distance of one hundred thirty-five (135) feet to an iron pin in the ground; thence northerly and at right angles to last described line a distance of one hundred (100) feet and point begun at.

BEING Lot No. 52, and thirty-five (35) feet off the easterly portion of Lot No. 54, and thirty (30) feet off the westerly portion of Lot No. 50, as shown on Plan of Johnson Heights Extension, made by Harry E. Green, dated April 10, 1947, and recorded in Kennebec Registry of Deeds, Plan Book 15, Page 50.

MEANING AND INTENDING to convey all and the same premises acquired by Jerome H. Green and Irene K. Green by Warranty Deed from Rose H. Poust dated September 1, 1972 and recorded in the Kennebec County Registry of Deeds in Book 1595, Page 120.


THIS CONVEYANCE IS SUBJECT to the following restrictions, which are to run with the land, to wit:

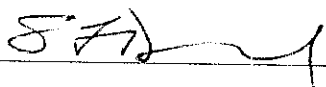
No building other than a private dwelling house for not over one-family occupancy together with private garage for use by occupants of house shall be erected upon said premises. No part of any building shall be placed nearer than thirty (30) feet from the line of any street, provided, however, that porticoes projecting not over three (3) feet, steps, and bay windows are to be allowed on said reserved space. No part of any building shall be placed nearer than six (6) feet from any sideline. No double-decked porches may be built on any house. Said dwelling house and garage shall cost not less than fifteen thousand dollars (\$15,000.00). The garage, unless built as a part of the house shall be set back at least sixty (60) feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than seventy feet frontage on the street.

WITNESS our hands and seals this 27th day of August, 1991.

Signed, Sealed and Delivered
in the presence of:




Jerome H. Green




Irene K. Green

56-39

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: August 27, 1991

Then personally appeared the above named Jerome H. Green and Irene K. Green and acknowledged the foregoing instrument to be their free act and deed.

Before me,



Notary Public

Print Name Stephen F. Dubord

Stephen F. Dubord
Notary Public Attorney At Law
My Commission Expires
September 4, 1994



RECEIVED KENNEBEC SS.

1991 SEP -3 AM 9:00

ATTEST: *Theresa Ruth Mann*
REGISTER OF DEEDS